Estates of Brentwood 2007 Homeowner's Meeting

Agenda

- Road Construction Update
- Wall Construction Update
- Budget Report
- Election of Officers
- Neighborhood Update & Activities
- Web Site
- New Business

Road Project...

Good News

- Work has been taking place
- South side was opened first

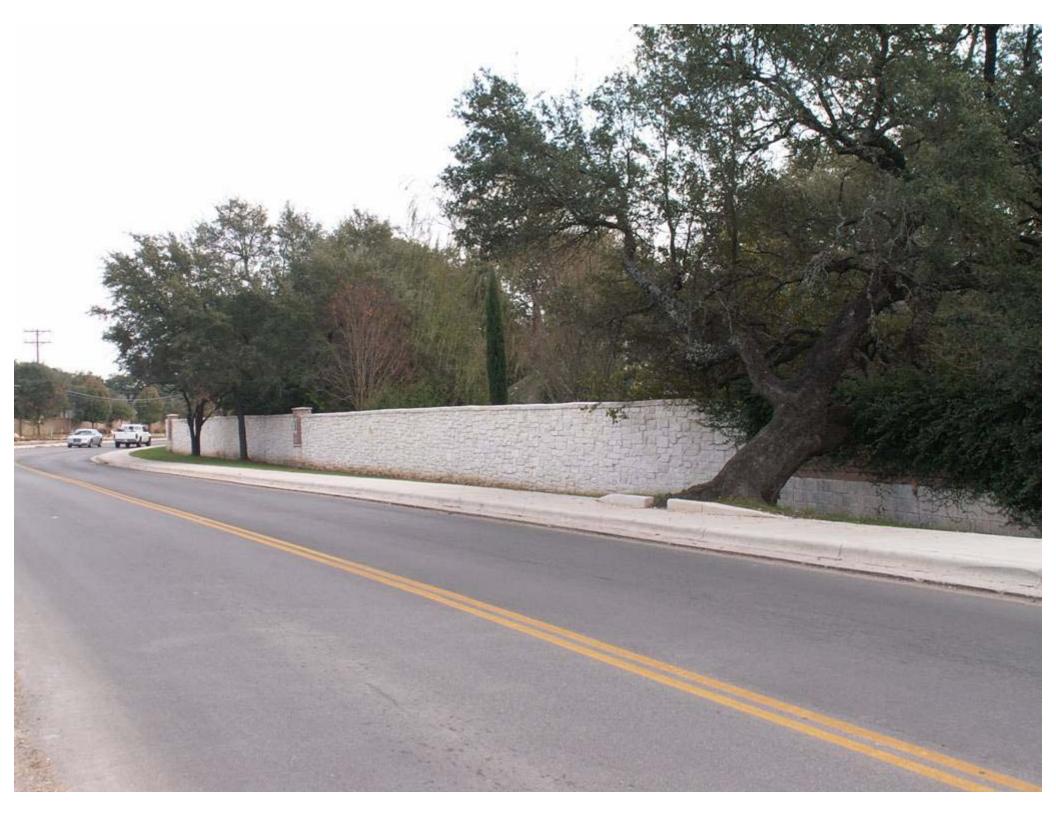
Bad News

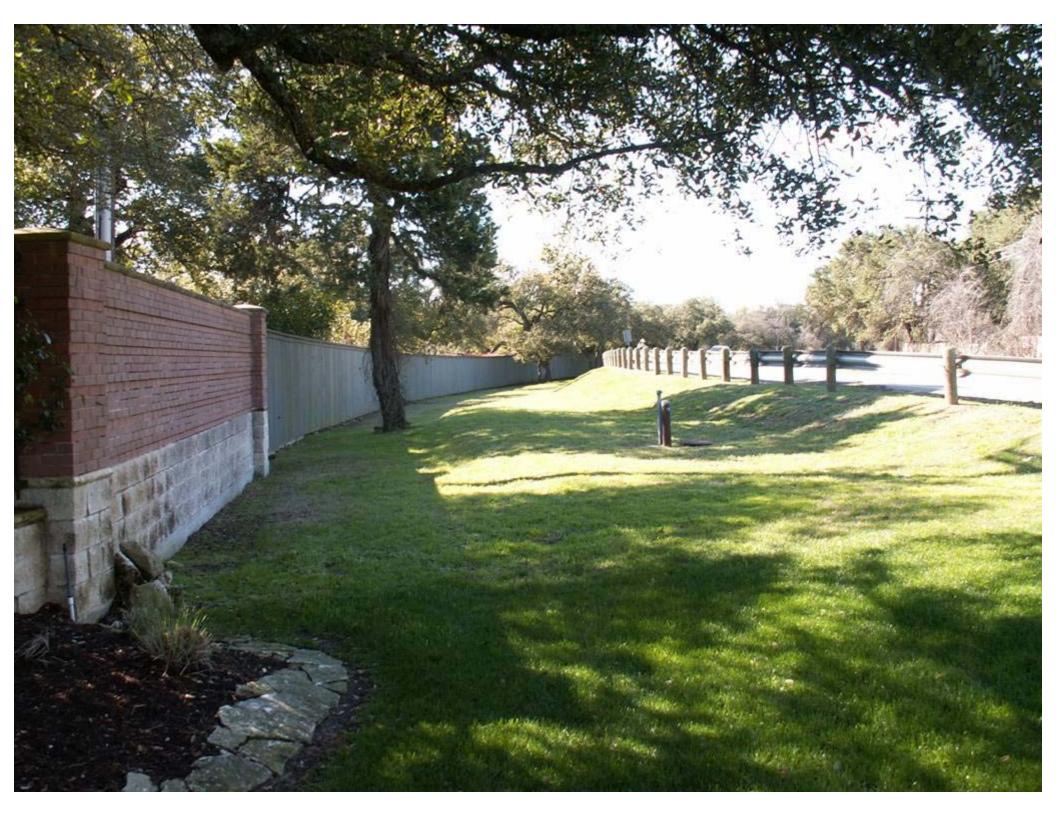
- Delays... ATT& T, Weather, etc...
- Cooperation?: Wall construction, Damage to Entrance
- Modifications / Changes to Road Plan
- Completion Date: May / June 2008

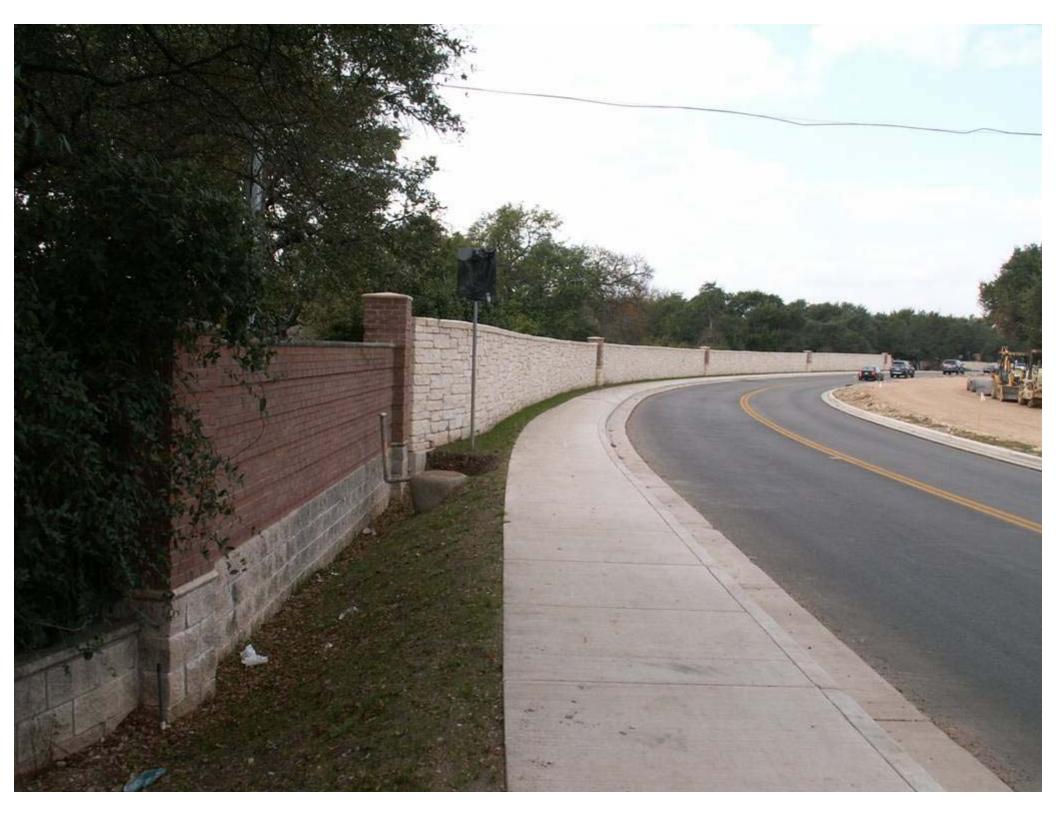
Wall Project....

We have come a long ways.....











Wall Project

- Construction
 - Great Walls of Texas
 - Total Cost: \$160,219.28
- Engineering
 - McIntrye & McIntrye
 - Total Cost: \$5573.00
- County's Fees: \$1000.00
- "Work in progress" project...
 - Trees, Personalities, Changing conditions, etc....

Wall Project, con't

- Funding
 - Paid in full: 65
 - Financing: 26
 - □ Loan: \$36,000 @ 9% 3 Year
 - Semi-Annual payments

Wall Project, con't

- Loose ends..
 - Wiring Covers
 - Additional fill dirt
 - Vent pipe modification
 - Entrance enhancements

Entrance Issues....

Electric

- Only on the West side.. (Wires cut)
- Junction Box has internal damage
- Need to move lights

Water

- Only on the West Side
- Major damage on both sides of the entrance

Costs:

□ Electric: \$ 3500???

Irrigation system: \$ 2500???

Entrance Issues....

- Landscaping
 - Entrance Beds
 - Out of control / Plants too large
 - Start over???
 - East Side of Centennial
 - New landscaping
 - Tree trimming
 - Fence Painting
 - Irrigation needs to be in place

Budget Report

- Annual Dues: \$200
- 2007 Annual report
- 2008 Propose Budget
- Wall Project / Special Assessment report

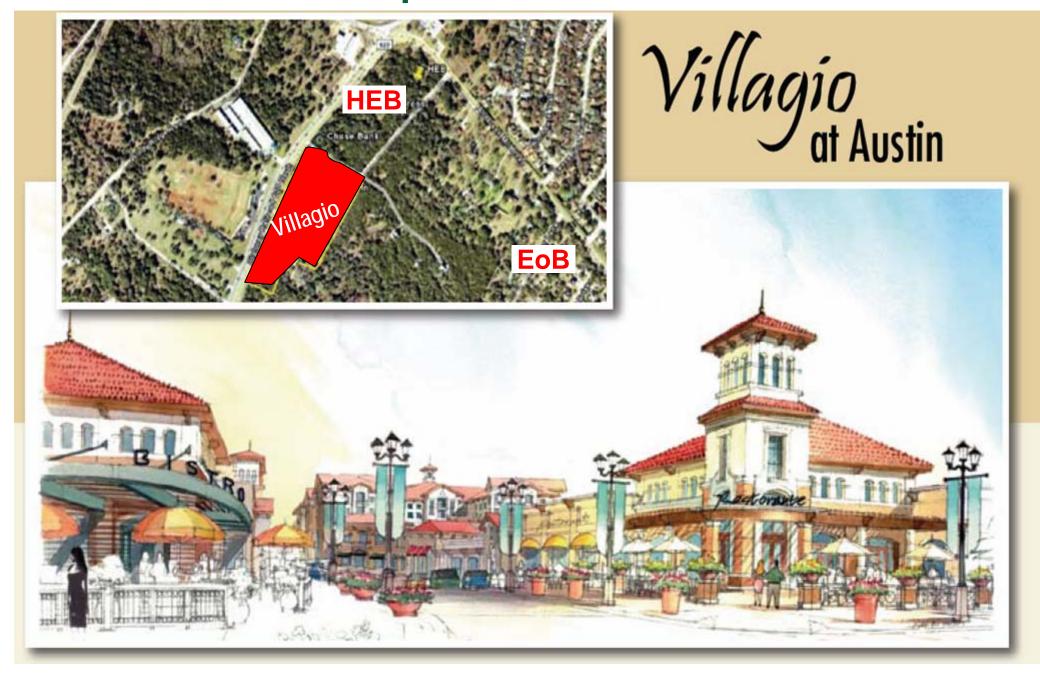
Board Election

- Current Officers
 - Ken Mills
 - Ray Young
 - Mark O'Connor
 - Pat O'Rourke
 - John Ryder
 - Richard Siegmund
 - Open
- Positions: 7
 - 2 Year postions: 4
 - 1 Year positions: 3
- Nominations....

Villagio Project

- Developer: Marcel Group from Houston
- \$85 million project
- 117,310 square feet of Retail/Restaurant space
- 31,800 square feet of Professional Office space
- 300 Luxury Apartments with all the amenities
- Surface and garage parking
- Outdoor dining and designated pedestrian areas

New Development....





Villagio Entrance View



2007 Park & Maintenance

2007 Park Maintenance

- Assistance from Pucketts
 - Debris pickup
- No path repair
- 2008 work will be needed

2007 Maintenance

- Minimal maintenance along Anderson Mill Road
- Entrance: No mowing
- Entrance: No watering

Architectural Committee

Function

- Monitoring the guidelines of the Convenances
 - Yards, walkways, cars / trailers / boats / etc.
 - Garabage Cans
- Safeguard; Helps protect our property value
- Review proposals: Fences, Major landscaping, etc.

2008 Activities

- Stricter enforcement in 2008
- If you planning changes, please contact them first....

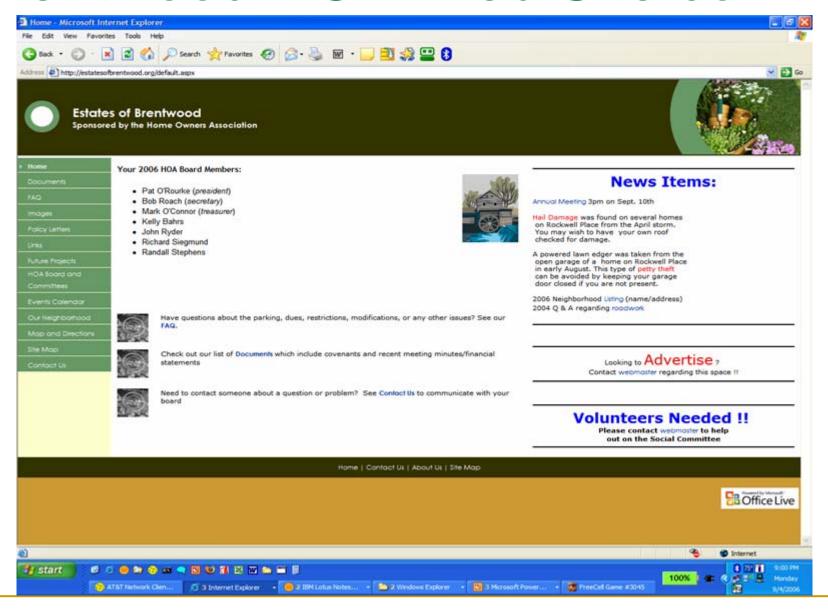
Committee report

John Ryder

Brentwood HOA Web Site

- Lot of content...
 - Covenants, Articles, Minutes, Finance reports, etc.
- Board would like to make this the primary communication instrument with Homeowners...
- Need email addresses

Brentwood HOA Web Site con't.



Estates Of Brentwood

New Business

Social Committee???

The End